

## Chapter 2: Land Use

Option 2



### Key Points

- Purpose
- Land Use Classifications
- Transitioning and Maintaining Balance
- Environment
- Annexation Plans
- Implementation
- Land Use Goals



### 2.1. PURPOSE

The purpose of the Land Use Element is to demonstrate planning for community quality of life and economic vitality by

- showing general land use classifications, and
- establishing land use goals that manage growth.

#### Note:

Text = *proposed new*

Text = *proposed remove*

### 2.2. LAND USE CLASSIFICATIONS

Kanab City land uses are divided into residential, commercial, and industrial categories, as follows: (see **Exhibit 4**, Land Use and Zoning Chart, and **Exhibit 5**, Kanab City Land Use Map).

#### Residential Land Uses

All residential areas will be developed with an emphasis on creating safe, attractive neighborhoods. They will include adequate open space and will be linked to schools, shopping areas, parks and other neighborhoods by landscaped pedestrian ways, bicycle paths, and residential scale streets.

✚ **Rural Residential / Agricultural** – (Zones included: RA-2, RA-5, RA-10) The Rural Residential / Agricultural (RR/A) classification is for residential uses in areas where a rural atmosphere, open space preservation and agriculture uses are encouraged. One housing unit is allowed per parcel.

✚ **Very Low Density Residential** – (Zones included: RR-1) The Very Low Density Residential (VLDR) classification is for large-lot, low density estate neighborhoods with single-family homes on individual building lots. The housing density should not exceed 1 unit per gross acre. However, within a proposed development, there may be a mixture of larger and smaller lots as long as the total number of dwelling units does not exceed the maximum overall density allowed in the gross residential area.

#### Goal:

**Maintain balance and manage density through future land use decisions.**

- Standards for attractive, stable uses
- Plan for managed growth
- Higher density and intensity located near the center of town
- Future industrial near the airport
- Preservation of agricultural areas.

### Chapter 2: Land Use

✚ **Low Density Residential** – (Zones included: R-1-15, R-1-20) The Very Low Density Residential (LDR) classification is for typical low density neighborhoods with single-family homes on 1/3 to 1/2 acre individual building lots. Typical density will be between 2 to 3 units per gross acre.

✚ **Medium Density Residential** – (Zones included: R-1-8, R-1-10, KCR-720) The Low Density Residential (MDR) classification is for typical medium density suburban neighborhoods with single-family homes on individual building lots. Typical density will be between 3.3 to 5 units per gross acre.



✚ **High Density Residential** – (Zones included: RM-7, RM-9) The High Density Residential (HDR) classification is for smaller individual home lots and multiple family housing units such as patio homes, duplexes, town homes, zero lot line homes and other types of small-scale attached housing units. Such zones should be distributed throughout the community. Typical density will be between 7 to 9 units per gross acre.

✚ **Very High Density Residential** – (Zones included: RM-11, RM-13, RM-15) The Very High Density Residential (VHDR) classification is for multi-family development, such as apartments and condominiums. Multi-family must be accompanied by single family developments. Such zones should be distributed throughout the community. Typical density will be between 11 to 15 units per gross acre.

**Commercial Land Uses** – (Zones included: C1, C2, C3) The Commercial (C) classification includes general shopping facilities to satisfy the shopping needs of the community and particular neighborhoods, as well as the commercial and service uses serving the needs of thoroughfare traffic and the traveling public. The intensity of the commercial zone applied will depend on such factors as the nature and location of surrounding uses, the ability to buffer surrounding uses, and the availability of necessary infrastructure.

✚ **Neighborhood Convenience Centers** will be located at the intersection of two collector or arterial streets. The purpose of these centers is to provide convenience shopping and easy access to basic services and personal needs for the immediate neighborhood. The size of these centers will be determined by the anticipated needs of the area. Commercial uses might not occur at all four corners of this type of intersection. Uses which may be found in these centers could include a collection of small shops or professional services, offices, family restaurant, convenience store, banking, delicatessen, bakery, specialty food

### Goal:

**Encourage attractive, stable, and safe residential neighborhoods.**

- Compatible mixtures of densities throughout the city.
- Good traffic circulation patterns in residential developments
- Encourage beautification and enforce maintenance of properties.

## Chapter 2: Land Use

Store, beauty and barber shops, and similar uses. Fast foods and similar, more intense commercial uses should not be allowed at these intersections, except as part of service station convenience centers. The center would be tied together by plan and theme. *(belongs in zoning code)* Building scale and architecture should be residential and uses should relate to the lifestyle and character of the surrounding neighborhood.



**Manufacturing Uses** – (Zones included: M1, M2, M3) The Manufacturing (M) classification is intended to provide for a range of industrial and manufacturing uses, including clean and less intensive industrial, manufacturing and technological uses, and warehousing. These areas are envisioned to be quality planned industrial areas and business parks. Uses adjacent to arterial streets will be limited to attractive office and high end industrial business uses. Commercial uses which are directly related to, and support the industrial and office uses and high intensity residential uses will be allowed in all industrial areas. Provision of amenities such as parks, lakes, health clubs, golf courses, quality restaurants, etc., will be encouraged in all industrial areas. *(belongs in zoning code)* Facilities and operations to take place within this designation should be limited to locations near the airport, be well regulated regarding potential negative impacts, and designed to protect the environmental quality of adjacent areas.

**Planned Development Overlays** - (Overlay includes: PD, CPD) Provision is made for the establishment of both residential and commercial planned development overlays, allowing for mixed and special development uses which may vary from zoning regulations, but which will be a desirable asset to the community.

**Commercial Planned Development Overlay** (Overlay includes: CPD) Will be allowed on major arterial roadways. The type of uses envisioned include those allowed in the Neighborhood Convenience Centers, retail stores with up to 40,000 square feet such as junior department stores, furniture stores, office complexes, theaters, hardware store, nursery, and other compatible uses. *(combine with the above)*

**Overlays** - Kanab City has established four overlay districts intended to promote quality development: 1) Downtown Overlay (DO) is established to protect and preserve the downtown business district, 2) Transitional Commercial Overlay (TCO) is used to transition between the Downtown and Entry Corridor overlay, 3) Entry Corridor Protection Overlay (ECPO) is established to create attractive entry corridors into Kanab, and 4) Downtown District Overlay (DD) is established to help preserve the historic and western culture in Kanab City's old town neighborhoods. The intent of the overlays is to support the goals of retaining the western culture as stated in the objectives of this plan. Design standards for each overlay district will also support the western theme of Kanab's culture and history.

### Goal:

Provide for the well-planned growth and redevelopment of the Downtown District.

- Establish a plan for the Downtown District
- Update code requirements for good commercial development

## Chapter 2: Land Use

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**EXHIBIT 4. LAND USE AND ZONING CHART**

Land Use	Zones	Typical Density	Policy Intent
<b>Agricultural</b>			
Residential/Agriculture	RA-2 RA-5 RA-10	1 unit/parcel	Residential and agricultural development on large lots
<b>Residential</b>			
Very Low Density	RR-1	1 unit/acre	Very low density, single-family development which allows limited farming activities
Low Density	R-1-15 R-1-20	2-3 units/acre	Very low density, single-family development, 1/3 to 1/2 acre lots
Medium Density	R-1-8 R-1-10 KCR-720	3.3-5 units/acre	Single-family, low density development, 1/4 to 1/3 acre
High Density	RM-7 RM-9	7-9 units/acre	Single and multiple residential development
Very High Density	RM-11 RM-13 RM-15	11-15 units/acre	Multi-family residential uses
<b>Commercial</b>			
General	C-1 C-2 C-3	--	General commercial uses including neighborhood convenience centers
<b>Manufacturing</b>			
Industrial and Business Parks	M-1 M-2 M-3	--	Manufacturing, distribution and planned business parks for quality and high-tech industrial uses
<b>Planned</b>			
Planned Development Overlays	PD CPD	--	Mixed densities and special development uses
<b>Overlays</b>			
Special Overlays to promote quality development	DO TCO EPCO DD	--	Preserve downtown business district Transition between the DO and EPCO Create attractive entry corridors Preserve historic and western culture

## Chapter 2: Land Use

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### EXHIBIT 5. KANAB CITY LAND USE MAP

(Insert 11x17 map here)

#### **Potential Map Change Question:**

- Should we add an area on the east side of south Hwy 89A for light industrial / commercial (Viresco property near KanePlex) – or keep industrial restricted to near the airport?

## Chapter 2: Land Use

### 2.3. OPEN SPACE AND THE SMALL TOWN ATMOSPHERE

**(New section – created from the section on the Environment)**

Open space preservation is recognized as an important land use and function of Kanab City in preserving the small town atmosphere. Several areas within the city are targeted for open space preservation, including proposed new parks and trails throughout the city (see Chapter 7, Parks and Recreation). Some open spaces should be identified and reserved for the preservation of wildlife habitats. Additionally, some areas which fall within designated potential annexation areas include lands which may be best suited for open space and recreational purposes.

Dark-sky, or shielded lighting is an excellent method to preserve a small town atmosphere and should be required with all new developments and redevelopment areas.

### 2.4. ANNEXATION PLANS (moved to match order of goals)

~~Annexation is a process by which the boundaries are extended to incorporate additional lands into the City. Residents of a newly annexed area become citizens of the City and share in the benefits and responsibilities of the community.~~

Currently Kanab City has several square miles within its boundaries which have been annexed to accommodate future growth needs. However, it is expected that additional areas will need to be considered for annexation over the projected 20 year life of this Plan. Future possible areas of annexation include east along Highway 89 to Johnson Canyon, north along Highway 89 to Hancock Road, north to the UHP weigh station and the County lands in the vicinity of the city airport. Future annexations should be considered in one mile sections both east and north along Highway 89 as needed in addition to the incorporation of the existing County lands.

The identification of potential annexation lands and annexation policies are outlined in the adopted Annexation Policy Plan (see **Appendix B**, Kanab City Annexation Policy Plan). This plan should be reviewed and updated to include the potential land use designations for annexation areas. The application of the recommended land uses for those properties which seek annexation will allow for well-planned and cohesive growth.

### 2.5. TRANSITIONING AND MAINTAINING BALANCE

It is the objective of Kanab City to encourage and provide for proper transitioning between zones and intensity of uses, which should be regulated by the City Land Use Code, the Future Land Use Map and the Kanab City Annexation Policy Plan. The City also seeks to maintain a healthy balance and mix of land uses within the community, representing the atmosphere of existing development. Areas for growth have been planned with a balance for all uses, including agriculture, residential, commercial and industrial uses, as demonstrated in **Exhibit 5**, Kanab City Future Land Use Map. Future decisions regarding land use and zoning in Kanab should be guided by this map.

### Goal:

**Promote the preservation of the small town, rural atmosphere of Kanab.**

- Preserve open spaces throughout town
- Plan for future parks, trails and wildlife habitats
- Require dark-sky lighting in developments
- Update Annexation Policy Plan with land uses



## Chapter 2: Land Use

The City promotes orderly growth, with an emphasis for new developments to occur in the core community areas first.

### 2.6. ENVIRONMENT

Protection of the environment is considered an important part of planning in Kanab. Development plans should be sensitive to the environment of the immediate area, as well as the whole community. Future development should be planned so as to maintain Kanab's unique identity and enhance its quality of life.

Those areas in Kanab which are considered to be environmentally sensitive include land which 1) is within a designated 100 year flood plain, 2) is subject to geological hazards, unstable soil conditions, slopes in excess of 25%, or rock fall areas.

Areas within Kanab that are recognized as having significant concern for environmental protection include:

### **Goal:**

**Promote an attractive, stable and sustainable environment throughout the city.**

- Update and follow stable development and design standards
- Maintain compatible mixtures of residential densities



### **Soil Conditions**

The area currently within the city limits and the area around the city which is planned for possible annexation naturally contains a variety of soil types and conditions. The determination of drainage quality, slope and structural makeup of the soils, and how those soils can be used, is vital in the planning process. Soils and their properties are an important factor in determining the proper location of specific land uses and buildings. ~~For example many communities are~~ **It is important to** restricting development in hillside areas **which that** may be subject to landslides or in areas which may be prone

to flooding or slow runoff.

Kanab City has some areas which, because of soil conditions, are difficult to develop. Unfortunately, soils information for the entire City is not available. However, Kanab City is committed to the safety of its citizens and will acquire pertinent soils information on a case by case basis from the developer. Through this information the City will determine the type and intensity of development on any particular parcel.

### **Earthquake Hazards**

The major cause of structural damage from earthquakes is ground-shaking and liquefaction. The amount of ground motion expected at a building site can vary from none to forceful depending upon (1) the distance to the fault, (2) the magnitude of the earthquake, and (3) the local geology, soil types and structure. Greater movement can be expected at sites located on poorly consolidated material such as alluvium located near the source of the earthquake

## Chapter 2: Land Use

(epicenter) or in response to an earthquake of great magnitude. Kanab is located in a seismically dynamic region which lies in an area categorized as moderate when evaluating ground shaking effects.



### **Hillsides**

Landslides are often associated with earthquakes though there are other factors that may influence the occurrence of landslides. These factors include the slope, the moisture content of the soil, and the composition of the soils and subsurface geology. In addition to an earthquake, heavy rain or the improper grading of a construction site may trigger a landslide.

Development on hillside areas is to be restricted with regard to grading, slope, rock fall, natural vegetation, drainage, and provision of City services.

### **Flooding Hazards**

Two areas, the first along the southern and eastern portions of the existing City boundaries and the second along the northern and western boundaries (in general terms), may be susceptible to flooding. ~~Flooding can occur as a result of heavy, prolonged rainfall or a smaller precipitation event in a degraded watershed or drainage system resulting from a recent fire or excessive grading. Because these areas are susceptible to flooding,~~ Limited development should occur within the boundaries of a 100 year flood zone, which needs to be coordinated with FEMA. A re-mapping of the FEMA flood zones should be ~~kept updated pursued soon by~~ through the efforts of the City.

Other uses considered appropriate for these areas are golf courses, jogging and biking paths, hiking and equestrian trails, parks, catch and flood basins, and other uses which do not require extensive permanent facilities and which do not encourage large congregations of people.

### **Water Source Protection**

The City has developed a plan for protecting water quality and resources (see **Appendix "D"**, Water Resources Plan). It identifies potential sources of contamination and water source protection areas. It has been determined there is a low susceptible level to potential sources of contamination. Since there are no potential contamination sources in the protection zones, Kanab water sources are deemed to have a low susceptibility to potential contamination events.

Drinking water in Kanab meets federal and state requirements.

### **Wetlands**

Kanab Creek is regarded as a valuable natural resource. The values that wetlands provide include water filtration / purification, the absorption and

### **Goal:**

**Provide direction and set policies and restrictions to promote responsible development in environmentally sensitive areas.**

- Adopt hillside protection ordinances
- Update FEMA flood zone maps



### Chapter 2: Land Use

breakdown of toxins, the recharging of groundwater, flood control, habitat for wildlife, recreation and education, and aesthetics. It is the objective of the Kanab City to preserve the Kanab Creek where possible. In some cases, however, the best course of action might be to consider development which will improve and enhance disturbed area.

Protection of the environment throughout the community is a policy of Kanab City which also requires continued attention to preserving and improving air quality, water quality, and the planting of trees.



#### 2.8. IMPLEMENTATION

The Kanab City Zoning and Subdivision ordinances shall carry out the land use element. Other sections of the City Code, however, may also carry out parts of this element.

**Note:** Determination should be made regarding the value of the "Timing" and "Agency" columns associated with the goals in the chart below. If these columns/cells all have the same information, then perhaps they are not necessary.

LAND USE GOALS				
Goals	Strategies	Actions	Timing	Agency
1. Maintain balance and manage density through future land use decisions.	A. Sustain development standards that ensure attractive, stable non-residential and residential uses.	i. Review and update the zoning ordinances, including zoning classifications and development standards, and consolidate and streamline language.	0-10 years	City Council, Planning and Zoning Commission
	B. Make plans for better managed community growth.	i. Develop specific, strategic 5 to 10 year plans with defined objectives for the community.	0-10 years	City Council, Planning and Zoning Commission
	C. Plan densities and intensity of uses to be higher near the center of the city and lower on the outskirts that is appropriate for the zoning.	i. Follow the spirit and intent of the General Plan when reviewing applications for changes in land use and zoning.	0-10 years	City Council, Planning and Zoning Commission
		ii. Review possibilities for creating mixed-use areas.	0-10 years	Planning and Zoning Commission

## Chapter 2: Land Use

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### LAND USE GOALS

Goals	Strategies	Actions	Timing	Agency
	D. Encourage future industrial growth to occur <u>near the airport</u> , west of SR89A and south of Kanab Creek Drive to the State Border. <u>also near the Kane County KanePlex.</u>	i. Develop a master plan for industrial areas and uses including economic development.	0-10 years	Planning and Zoning Commission
	E. Foster the preservation of agricultural areas.	i. Establish an agriculture protection overlay that can be applied a certain properties in the community.	0-10 years	Planning and Zoning Commission
	E. Require good traffic circulation patterns from residential to collector streets in all new residential developments.	i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.	0-10 years	City Council, Planning and Zoning Commission
	F. Encourage neighborhood stability and beautification through maintenance of properties.	ii. Encourage the development of through streets, ensuring the even distribution of traffic.	0-10 years	City Council, Planning and Zoning Commission
		i. Promote property maintenance through pro-active zoning enforcement.	0-10 years	City Manager, Public Safety
		ii. Establish and encourage participation in a citizen beautification committee to sponsor community beautification programs.	0-10 years	City Council, Beautification Committee
<b>2. Encourage attractive, stable, and safe residential neighborhoods.</b>	A. Encourage desirable and compatible mixtures of residential densities throughout the city.	i. Maintain the current nature of established single-family residential areas, while providing for a mix of multi-family uses in various locations in the city.	0-10 years	City Council, Planning and Zoning Commission
	B. Require good traffic circulation patterns from residential to collector streets in all new residential developments.	i. Review and update development standards for all applicable street widths and street designs including traffic calming devices for neighborhood streets.	0-10 year	City Council, Public Works, City Planner,
		ii. Encourage the development of through streets, ensuring the even distribution of traffic.	0-10 years	City Council, Planning and Zoning Commission

## Chapter 2: Land Use

**KANAB**

**General Plan**

LAND USE GOALS				
Goals	Strategies	Actions	Timing	Agency
	C. Encourage neighborhood stability and beautification through maintenance of properties.	i. Promote property maintenance through pro-active zoning enforcement.	0-10 years	City Manager, Public Works, Building Inspector
		ii. Establish and encourage participation in a citizen beautification committee to sponsor community beautification programs.	0-10 years	City Council, City Manager, Public Works, Beautification Committee
<b>3. Promote the preservation of the small town, rural atmosphere of Kanab.</b>	A. Preserve open spaces where possible in areas throughout the city.	i. Adopt an ordinance which establishes the use and parameters of open space, including clustering and other open space preservation methods and providing for wildlife habitat preservation.	0-10 years	City Council, Planning and Zoning Commission
	B. Support open space preservation efforts on properties targeted for future parks and trails throughout the city and in future annexation areas.	i. Develop a plan and priorities for acquiring parcels planned for parks and opens spaces, and for preserving wildlife habitat areas.	0-10 years	City Council, City Manager, Recreation Director
		ii. Encourage and enforce the allocation by new developments of open space for planned neighborhood parks, recreation trails or other open spaces where possible.	0-10 years	City Council, Planning and Zoning Commission
		iii. Create a citizen study committee to recommend additional areas / parcels to be preserved as part of Kanab's open space preservation efforts.	0-10 years	City Council
	C. Preserve night skies through the use of dark-sky compliant street and exterior development lighting.	i. Develop ordinances that require dark-sky compliant developments both residential and commercial.	0-10 years	City Council, Planning and Zoning Commission
	D. Prepare a new annexation Policy Plan which addresses potential land uses in areas adjacent to Kanab.	i. Adopt and continue to update the Annexation Policy Plan.	0-10 years	City Council, Planning and Zoning Commission
<b>4. Promote an attractive, stable and sustainable environment throughout</b>	A. Update development standards to ensure stable, attractive non-residential uses.	i. Ensure the Design Guidelines are followed when approving development projects.	0-10 years	City Council, Planning and Zoning Commission

## Chapter 2: Land Use

**KANAB**

**General Plan**

LAND USE GOALS				
Goals	Strategies	Actions	Timing	Agency
the city.		ii. Use specific plans in conjunction with development agreements to manage architectural design features.	0-10 years	City Council, Planning and Zoning Commission
	B. Maintain and foster compatible mixtures of residential densities throughout the city.	i. Encourage the application use of residential zones that apply mixed densities, through the use of incentives that provide community amenities, i.e. parks, pools, public buildings.	0-10 years	City Council, Planning and Zoning Commission
5. Provide for the well-planned growth and redevelopment of the Downtown District.	A. Establish a plan, guidelines and zoning code for the Downtown District.	i. Develop an overlay zone for Downtown District residential uses.	0-10 years	City Council, Planning and Zoning Commission
		ii. Develop and Urban Code Book with architectural standards and colors.	0-10 years	City Council, Planning and Zoning Commission
	B. Review and update zoning code requirements for good commercial development planning.	i. Create a three-tier commercial overlay zone which includes the Historic Downtown Zone, the Transitional Commercial Zone, and the Entry Corridor Protection Zone.	0-10 years	City Council, Planning and Zoning Commission
		ii. Utilize the three commercial zones - C1, C2, and C3.	0-10 years	City Council, Planning and Zoning Commission
6. Provide direction and set policies and restrictions to promote responsible development in environmentally sensitive areas.	A. Pursue the updating of FEMA flood zone maps.	i. Work with FEMA to ensure the continued effort to update flood zone maps are completed.	0-10 years	City Council, Planning and Zoning Commission
	B. Adopt an ordinance / policies which address the limited abilities to develop on hillsides.	i. Adopt ordinances that protect the ridgelines around Kanab City.	0-10 years	City Council, Planning and Zoning Commission
		ii. Adopt ordinances that protect hillsides from being terraced on step slopes.	0-10 years	City Council, Planning and Zoning Commission